

---

---

## HISTORIC PRESERVATION REVIEW BOARD STAFF REPORT AND RECOMMENDATION

---

---

Landmark/District:	Anacostia Historic District	<input type="checkbox"/> Agenda
Address:	1238-1240 V Street SE	<input checked="" type="checkbox"/> Consent
		<input checked="" type="checkbox"/> Concept
Meeting Date:	January 28, 2021	<input checked="" type="checkbox"/> Alteration
Case Number:	21-047	<input type="checkbox"/> New Construction
		<input type="checkbox"/> Demolition
		<input type="checkbox"/> Subdivision

---

---

Owners Tenzin Jigme and Lochoe Dhoyonsang, with plans prepared by Adam Crain of 2Plys return to the Board with a revised concept review for construction of a two-unit two-story duplex on a vacant lot in the Anacostia Historic District.

When reviewed in December, the Board found the general concept to be compatible with the historic district contingent on lowering the building further down so as to eliminate at least 3-4 porch stair risers, revising the front elevation to have 2 windows in each bay rather than 3, walkways being provided on the sides of each house to access the rear apartments, increasing the depth of the front porches to make them usable, and studying whether the parapets should be reduced in height.

### Proposal

The project calls for construction of a double rowhouse in a modern interpretation of a typical brick rowhouse type. The building would be two stories with two mirrored projecting bays flanking a centered entrance. The building would be set back from the property line of the neighboring properties. The front entrance would be accessed by a double staircase up to a traditional-style porch with two separate entryways. The aluminum clad windows are shown as punched along the side elevations and above the entry; the bay fenestration shows punched glass windows flanked by double hung windows. The rear elevation shows a first-floor terrace with an areaway at the basement level. A parking pad for two cars would be located off the alley with four roll-up doors along the rear property line to be constructed behind a brick wall.

### Evaluation

The plans have been revised to respond to the Board's recommendations to lower the height of the buildings, widen the porches to a useable width, and reduce the windows in the bays from three to two. The front parapets have been dropped and the overall building height reduced to 20'-8". The revised project is improved and compatible in setback, orientation and height and sufficiently matches the character of typical buildings in the historic district, as well as the immediately adjacent properties, completing the streetscape on this block.

As the plans continue to be developed, a few revisions are recommended. The height of the porch wall remains forbiddingly tall too close to the street and looks to be a partial parapet, making it unclear how it would drain; it is recommended that the wall be lowered to the height of the porch deck and metal railings be used rather than wood. Further reducing the height of the retaining walls at the back side of the sidewalk would also improve the compatibility of the landscape, even if modestly reduced to 18" rather than 24" and sloping the grade of the planter to make up the difference. Finally, it is recommended that the brick be of a warm, earth tone to relate to the character of masonry prevalent in the historic district.

**Recommendation**

*The HPO recommends that the Board find the concept compatible with the character of the historic district, contingent on the conditions outlined, and that final construction approval be delegated to staff.*

*Staff Contact: Imania Price*